S Sloper Drafted by

November 18, 2009 Date

RESOLUTION <u>R-98-09</u> A RESOLUTION APPROVING AMENDMENT 6 TO ORCHARD POINTE COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, EZ Nesbitt LLC has submitted a request to the City to amend the approved Comprehensive Development Plan (CDP) for Orchard Pointe, by a document entitled "Orchard Pointe Comprehensive Development Plan Amendment Six," and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of amendment six to the Comprehensive Development Plan,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg herewith approves the amendments to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

- 1. No other permit or approval is waived or deemed satisfied except the approval herein provided.
- 2. Applicant shall provide evidence acceptable to the City of sufficient open space prior to any permit being issued for Lots 4 and 6 of Orchard Pointe. The standard declaration of restrictive covenants and open space easement format for Orchard Pointe Open Space credit agreements shall be provided for approval by the City. Council action is not required for City execution of the agreement(s) in the format and information contained is acceptable to City Staff and City Attorney. Such agreements shall track credits already provided or committed.
- The 12,500 GFA Second Floor Office use on Lot 3 is hereby re-instated as part of the Orchard Pointe Comprehensive Development Plan. The applicant shall provide, within 15 days of this approval, an amended Table 1 titled "Orchard Pointe Development Parameters".

Adopted by the City Council of the City of Fitchburg this 24th day of November, 2009.

Linda Cory, City Clerk

Approved: December 1, 2009

Jav Allen Mayor

Orchard Pointe

Comprehensive Development Plan

Amendment Six

PREPARED FOR

EZ Nesbitt LLC c/o Tim Neitzel Air Temperature Services Inc. 5301 Voges Road Madison, WI 53718

PREPARED BY



161 Horizon Drive, Suite 101 Verona, WI

Project 08-3328 (T7)
October 19, 2009
Revised November 10, 2009 – to address City Staff Comments

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- A. Orchard Pointe Amendment 6, Proposed Site Plan "ALDI Shops at Orchard Pointe, Lots 4 and 6 (Oct. 20, 2009)
- B. Table 1 Development Parameters (with Final Plat Lot #s) Revised
- C. Comparison Table Revised
- D. Annotated Orchard Pointe Plat (excerpt) illustrating proposed site plan and lot line adjustments

Introduction/ Chronology

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

During the course of discussion on the CDP, the City and the property owners acknowledged that the sequence of development in this area would require revision and amendment in order to incorporate final building designs, property assembly, land uses, rezoning and land divisions that had not been completed or contemplated at the time of the initial CDP was approved.

This amendment is the sixth amendment of the CDP and focuses on Lots 3, 4, 6, and 8 of the Orchard Pointe Plat. This portion of Orchard Pointe comprises the frontage lots between Fitchrona Road and Hardrock Road and Lot 8 (Gold's Gym).

Orchard Pointe Chronology

2002 through 2005	General planning.
April 2006	Orchard Pointe Comprehensive Development Plan (CDP) approved.
July 2006	Rezoning of Orchard Pointe approved (Ord.# 2006-O-17) and (Ord.# 2006-O-18)
September 2006	Super Target Store site plan and land division approved.
January 2007	Orchard Pointe CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Pointe II Preliminary Plat), and the Rezoning of McKee Road frontage easterly from Fitchrona Road approved (Ord.# 2007-O-05) Relating to Lots 1, 2, 3, 4 and 7 Orchard Pointe II Preliminary Plat.
January 2008	Orchard Pointe CDP Amendment Two – Relating to uses and open space for Phase One of <i>The Shops at Orchard Pointe</i> .
July 2008	Orchard Pointe CDP Amendment Three – Relating to uses and open space for Phase Two of <i>The Shops at Orchard Pointe</i> .

September 2008 Orchard Pointe CDP Amendment Four – Relating to the gross

floor area permitted on Lot 1 of CSM 11969

December 2008 Orchard Pointe CDP Amendment Five - Relating to uses and

development of The Shops at Orchard Pointe 2 (Lot 3) and an

amendment of the land uses allowed on Lot 8.

October 2009 Orchard Pointe CDP Amendment Six - Relating to uses and

development of Lots 3, 4, 6 and 8.

Background

The initial Orchard Pointe CDP planned for the potential development of the Mckee Road frontage as three separate sites that would stair-step down the slope from Fitchrona Road to Hardrock Road. At that time the anticipated uses included a restaurant at the Fitchrona Road corner (lot 3), a bank or credit union (lot 4), and office and retail uses at the Hardrock Road corner (lot 6). In December 2008, the City approved Amendment Five which, among other things, revised lot 3 permitted uses from Restaurant to Specialty Retail and Office.

As a result of the site planning discussion relating to Amendment Five, the owner began to explore development options for Lots 4 and 6 which could efficiently incorporate and accommodate the significant 53 foot grade change that exists between Lot 3 and Hardrock Road. These options included engineered landscape retaining walls, structural foundation walls (incorporating the grade change into building the building design), and constructing a decked parking structure. After a thorough evaluation, the owner determined that incorporating the grade differential into the structural foundation of a building was the most cost efficient and provided a potentially economically viable and marketable commercial site.

General Description

Amendment Six proposes the following development for the McKee Road frontage between Fitchrona Road and Hardrock Road

Lot 3 (previously approved)

- 17,000 GFA (square feet of Gross Floor Area) of Specialty Retail uses. This
 would be tenant spaces available to a variety of small retail, dining, service and
 office uses.
- Remove the 12,000 GFA of second floor office use because of weak market demand and owners conclusion that site development considerations (gradients and geotechnical limitations) do not permit the economical development of sufficient supporting infrastructure for parking.

Lot 4

• 3,000 GFA of Fast Food with drive-thru.

• Parking and customer entry to the 13,000 GFA of Specialty Retail uses located in the upper level of a two story building to be constructed on Lot 6.

Lot 6

• 17,000 GFA Discount Grocery occupying the lower level of the two story building.

Lot 8

• Change the 16,0000 GFA Discount Grocery and 15,000 GFA Specialty Retail uses (approved in Amendment 4) back to the previously approved 31,000 GFA Medium Format Retail use since the grocery is now proposed to be located on Lot 6.

This amendment to the Orchard Pointe CDP is required to accommodate the proposed changes in land uses and lot sizes. The other aspects of the development along the McKee Road Frontage and Lot 8 will be consistent with the Orchard Pointe CDP, as amended, inclusive of the architectural guidelines, which continue to be applicable to this location.

Development parameters relating to zoning, building size, parking, open space, and traffic generation are summarized in Table 1 "Development Parameters". See Attachment B.

Sequence of Development Approvals

- 1. CDP Amendment.
- 2. Conditional Use Permit for proposed use/tenants as needed.
- 3. Conditional Use Permit review of site plan and Architectural Review of individual development sites.

Land Use Development and Zoning

No changes are proposed in the Orchard Pointe CDP Land Use Plan and Zoning relating to the Lots 3, 4, and 6. These lots will be utilized for commercial purposes and will continue to be zoned as B-G Business General. Lot 8 will remain as B-H.

Note: The proposed discount grocery use on Lot 6 is shown on the site plan as occupying 16,697 square feet. In Table 1, this building area has been rounded up to 17,000 to accommodate any last minute design changes and to provide administrative flexibility.

Effect of the Proposed CDP Amendment Six

Attachment C is a table comparing the proposed Amendment Six with the development parameters of the currently approved CDP.

<u>Parking.</u> For purposes of this analysis the "upper" commercial area includes the business space and uses proposed on Lots 3 and 4, plus the retail spaces in the upper level of the building on Lot 6. This area therefore includes 30,000 SF of retail space and 3,000 SF of restaurant. City ordinance requires a **minimum** of 108 parking stalls for this "upper" area. A **maximum** of 144 surface stalls is permitted by the formula in the approved CDP (Note: the CDP parking maximum was established in order to limit the total impervious area and expansive parking lots that often accompanied commercial development. The proposed site plan shows 133 vehicle stalls and 24 bicycle stalls supporting the uses in this "upper" portion of this development phase.

In the "lower" area (lot 6). City ordinance requires a minimum of 63 parking stalls (presuming 90% of the 17,000 SF grocery use is devoted to customer sales). The CDP limits the maximum surface stalls for this use to 94 stalls. The site plan shows 84 vehicle stalls and 6 bike stalls for this "lower" area.

Note: A majority of the customer parking stalls for the grocery use are 10 feet by 20 feet in size which is larger than the typical stall dimension of 9 feet x 18 feet. This design standard is required by Aldi's and provides for safer customer circulation and vehicle loading from shopping carts.

<u>Traffic Generation and Circulation.</u> The approval of the initial Orchard Pointe CDP included a provision that the projected traffic impacts of future land uses would need to be generally consistent with, **but could not exceed**, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering. These projections and the anticipated vehicle trips for the various uses and building sizes in Orchard Pointe have been included in Table 1 in order to monitor the potential impacts of this development.

The proposed changes in building size and land use do not exceed the projected traffic generation limitations established in the initial CDP.

Open Space Preservation. Orchard Pointe is required by the approved CDP to have at least 35% of the total area to be open space. This goal is achieved by the requirement that each lot, at a minimum, maintain at least 20% of its area as pervious open space, with additional open space provided in the permanently preserved non-developable outlots located throughout the development. It was anticipated in the Orchard Pointe CDP that as site plans are finalized, some lots may either be required to add additional area or to secure an "interest" in the permanently preserved open space in the designated outlots within the Plat in order to achieve the required 35% open space.

As drawn, the site plan proposed for this Amendment Six indicates that the development of these frontage lots will provide 50,082 SF (23.9%) of on-site open space. The owner will be securing an additional 23,187 SF of open space through an agreement with the owner of the Orchard Pointe outlots as has been the practice in previous phases of this development project.

Storm Water Management. This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands in this portion of the project drain to the stormwater detention and infiltration basin located on Nesbitt Road. Consequently, these lots only need to satisfy City parking lot oil and grease treatment requirements.

OPEN SPACE SUMMARY

Orchard Pointe Lots 3, 4, 6, 7 and 8

Date: 10/20/2009

Lot No.	New Lot Size (sf)	On Lot Open Space Proposed Development (sf)	On Lot Open Space Future Development (sf)	35% Open Space Requirement (sf)	20% Required Open Space On-site (sf)	Area of Open Space Needed To Meet Proposed Development (sf)	Area of Open Space Needed To Meet Future Development (sf)	Location of Borrowed Open Space
3	72,414	15,172	15,172	25,345	14,483	10,173	10,173	Outlot 7
4	32,509	10,165	10,165	11,378	6,502	1,213	1,213	To be determined depending upon final site plan and agreement w/Wingra Stone
6	104,414	24,745	24,745	36,545	20,883	11,800	11,800	To be determined depending upon final site plan and agreement w/Wingra Stone
7	121,777	34,127	34,127	42,622	24,355	8,495	8,495	Existing Agreement w/Wingra Stone
8	362,280	116,690	101,690	126,798	72,456	10,108	25,108	Existing Agreement w/Wingra Stone
Notes								

41,789

56,789

Outlot 7 is 10,918 sf
Existing Agreement w/Wingra Stone is for 34,701 sf of open space credits towards Lots 6, 7 and 8

Comparison of Approved CDP and Proposed Amendment 6 Orchard Pointe Frontage Lots -- Fitchrona Road to Hardrock Road

Development Parameter	Approved C	DP		Proposed CDP An	<u>sendment</u>		Notes and Description
	(as of Decemble	r 2008)					
Land Use Lot 3	Specially Retail Second Floor Office * * depending on markel and site	17,000 12,500	SF GFA	No Change Remove Second Floor Office	17,000 S 0	F GFA	
Lot 4	Specialty Retail	10,000		Fast Food with drive-thru	3,000		Change of use. Original CDP proposed a restaurant use on Lot 3
Lot 6	Specialty Retail Second Floor Office	13,550 10,000		Discount Grocery Specialty Retail	17,000 13,000		New use/lenant and increase in square footage Change of use. This would be upper level of building with entry(ies) toward the parking lot on Lot 4.
Lot 8 (part)	Discount Grocery Specialty Retail	16,000 15,000		Med. Format Retail	31,000		Grocery was moved to lot 6, Use replaced with previous designation for site
Open Space	20% minimum on each lot 35% overall (possible arrangement to	count portio	n of Outlots)	No change is proposed			
Parking		City Req'd	COP MAX.		City Regid	COP MAX.	Note: Required City Parking Minimums for Retail Use is based on floor are devoted to retail sales. For this calculation however, 100% of Gross Floor Area is presumed to be devoted to retail sales unless specified in building plans
Lot 3	Specialty Retail Second Floor Office * * depending on market and site	57 42	56 41	Speciality Retail	57	56	Req'd Restaurant Parking is 6 stalls per 1000 GFA minimum
Lot4	Specialty Retail	33	33	Fast Food with drive-thru	18	45	-
Lot 6	Second Floor Office Specialty Retail_ Provided by :	33 45 210	33 45 208	Second floor Specialty Retail Discount Grocery_	43 57 <u>175</u>	43 94 238	
Lot 8 (parl)	Surface parking on Lot 3, 4 and 6 and Discount Grocery Specialty Retail	53 50 103	88 60 148	Med, Format Retail	<u>103</u>	124	
Trip Generation	I Afternoon Peak Hour Trips must be l by Strand	ess than Cap	established	No change is proposed			
Floor Area Ratio (FAR) (ratio of GFA to Lot Area)	0.25	to	0.28	No change is proposed			
Comparison of Proposed (CDP Amendment and Pro	posed S	ite Plan				
	CDP			Site Plan	l		7
Open Space Total Site Area		Regid 20% On-lot <u>Minimum</u>	Overall 35% <u>Maximum</u>	As shown on proposed Site Plan	Additiona Need		
Lots 3, 4, and 6 209,337 Square Feet		41,867	73,268	50,082	23,186 \$	F	Proof that additional open space has been acquired will be provided
Parking	Use	Minimum	Maximum	As shown on proposed Site Plan			
Lots 3 and 4	30,000 SF of Specialty Retail and 3,000 SF Fast Food	118	144	133			Parking range is algorythm based on GFA
Lot 6	17,000 Discount Grocery	57 175	94 238	84			Parking range is algorythm based on GFA
Lot 8	31,000 SF Med Format Retail	103	124	Not assessed since no site plan is p	proposed at this	time	
Trip Generation	Traffic Generation Caps se	t by Strand F	Report	CDP Planning Parcels including	ng Proposed S	e Plan	
		Peak Hour Tr		!	Peak Hour Trip		
CDP Planning Parcel 200 Includes Lots 3 & 4		594			446		Traffic projections are less than CDP Cap due to change in uses and GFA
COP Planning Parcel 800 & 900 Includes Lot 6		742			708		
Floor Area Ratio (FAR) Lot (ratio of GFA to Lot Area) Area							FAR does not exceed range set in CDP
L	1						



November 10, 2009

Mr. Thomas D. Hovel City of Fitchburg Administrative Office 5520 Lacy Road Fitchburg, WI 53711-5318

Re: Open Space Agreement

Dear Tom:

I would again like to inform you that Wingra Stone Company has agreed to sell additional open space to Mr. Tim Neitzel. We understand this additional amount will satisfy the City's requirement for the improvements proposed on lots 4, 6 and 8.

Please contact me if you have any questions.

Sincerely,

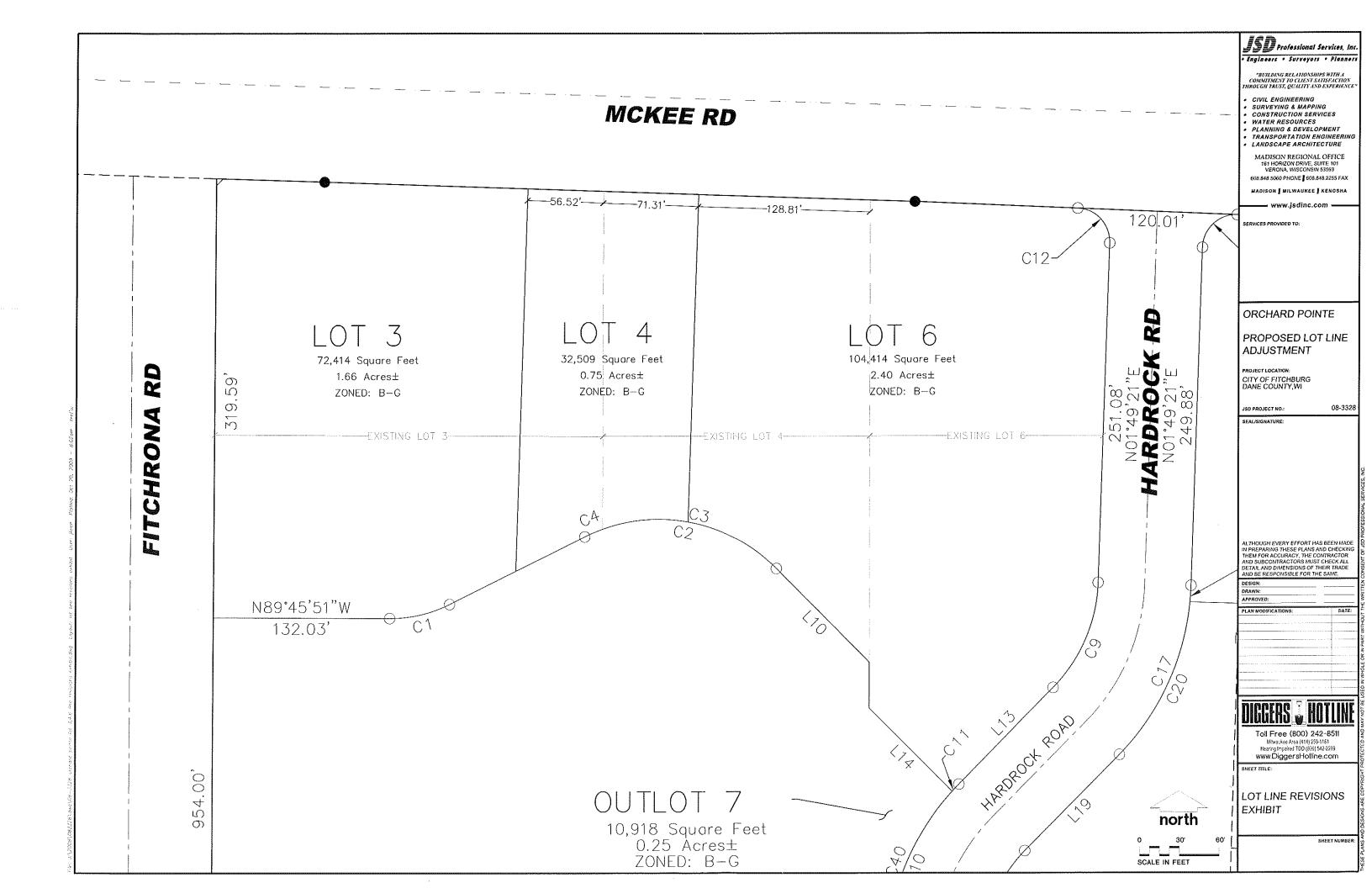
Robert M. Shea

Wingra Stone Company

President







Oats: 10 19:2009;16:20:2006 Revised: 11/1/2009 included exists and reformating Revised: 11/10/2009 scrate

TABLE 1 Reformatted

Orchard Pointe Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment Six

				Current Approved CD	(including Am	endments 1, 2	2,3,4, and 5)		Compani	son of App	oravéd Cóm	prehensive	Developn	The proposed		sed Amendin	nent So	×.	Propose	d Ammend	iment Si	x					
ginal Fixed OP Piet Pence CSM roets Lot	Amendment Hatory (Initial CDP unless noted)	Building Sala	Area Zening (screen)	TE Code ((Yole 1) Approved 54s Plan	Range Dy	egid Projected French Gross 3 ece Floor \$ este Aves 1 GFAU	Parking Repul/2000 Park GFA Spe	as Preserves T	rame Rata V ka	c (1) erago PM Pea ekday Rato/10	ak PM Paak PM	Trick Version		Preim Plat Let	Building Site	g Area Zo	c	NTE Use Code cto 1)	FAR Range	Regid Proje Open Gn Ispace Po On-sin Ar	100 E		riting Projector Togers Unit per	taire Rata [1 Vice	erage PM erage PM erage Pate erage GFA	1000 Trips Lanes trave trips,	Strand Net PM Peak Deferaces Trip vernus Projection Strand 1 feels 1 Financieus
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Orchard Pointe Development Parameters

Comparison of Approved Comprehensive Development Plan and Proposed Amendment Six

				Current Approved CD	P (including Amen	dments 1, 2,	3,4, and 5)		Compans	son of A	proved Con	ibi en ansive	- 65	The proposed a		a Amenament :	ou.		Proposed A	mmendme	nt SIX							
inal Final IP Plot ance CSM Lot	Amendment History (Initial COP unless noted)	Building Sta	Area Zoning (acres)	TEL Code Approved and Biglii (Lide 1) Approved and Site Plan Superto CLP 4 Ar Ste Pan Approved	FAR Regid Range Open- space on-site	Fice 2	Parking Rate/1000 Par GPA Spo	ting robotic T Unit per	Traffic Ang Daily Ave Institute Rate 1500 GFA Tra Institute U	ched c (), crago PM P ekstay Rate 15c GFA , I 50) or U	riik PMPriik Pl 1000 Trips Lares (awbips) P	Stand Rel M Pook Difference Trip versua rejector Strand Victa Z Projector		Prešm Plat Lat	Building Sto	Area Zoning (acres)	ITE Code (*iota 1)	Uze	Range Op Ma	-('d (Projected 	S GFA	Vzernom Parking Spaces	Projection Tr. Unit per	Project Traffic (§ Soly) offic Rain Was 1500 GFA. Tr (§ Sp. U*in (§		Peak PAPPea. 1000 Trips Lane (realties) Tha		diet Ference versin Stand Projection
OS-00 STATE [CSU 11969-1 OP-2 [CSU 11969-1	Company Santi	14.2	1.50 B-G 1.51 B-G 2.11 B-G*CUP 15:20 B-H*CUP	Commercial 912 Bank of A driventural lance 922 Hobe on readounce 614 A people's readounce 614 A people's readounce 615 Lance Seale Disappool & month Corporal 10 Lance Seale Disappool & month Corporal	025 - 025 274	5.500 5.600 15,003 174,602	4.5 15.0 45 4	25 Lanes 1000 GFA 81 1000 GFA 7mg 1000 GFA	411.17 127.15 44.32	712	51.68 20:1 10.92 61 2.71 42; 3.87 67:1	1043 (82		CSW 11969-1 OP-1 OP-2 CSW 11958-3	182	150 8-6 151 8-6 2,11 8-6 CUP 1520 8-H CUP	912 Cred 932 /Fgh 814 Spec	nected Calculated FAR tassed on site plan (I Union of 4 disvesting lanes dum restauran Littly Retail Center (small shops 8 resisur e Scale Discount Store of Green		5,530 5,530 18 000 174 550	150	51	Laries 1000 GFA 1000 GFA 1000 GFA	411.17 127.15 44.32	712	61 Ga 200 10.92 61 2.71 41 3.87 671	16-43	63)
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OP-5		Cat Dat Cat Cat Dat	8.12 B-H B-H B-H B-H	210 Med Formal Retail Store (Note 3) 870 Med Formal Retail Store (Note 3) 813 Med Formal Retail Store (Note 3) 813 Med Formal Retail (Note 1) 814 Specially Retail (Note 3) 710 Second (Disca Note 3) Committee (Note 3)	·	20,000 20,000 25,000 19,500 7,000	40 40 40 40 40 3.1	86 1000 GFA 86 1000 GFA 100 000 GFA 54 1000 GFA 23 1000 GFA	45 04	901 901 901 1,125 508 77	363 77 383 77 383 96 363 96 363 52 1,44 101	VIII - 10		r sterson OP-S Wingra	TBD 180 180 180 180	8.12 B-H B-H B-H B-H	870 Med. 870 Med. 814 Spec 710 Seco	Format Retail Store (Light 1); Format Retail Store (Light 3); Format Retail Store (Light 3); Format Retail Store (Light 3); Format Retail Store); For Gareral Office (Note 4); Format Light 3); F	0.25 0.25	20,000 20,000 25,000 13,500 7,000	9 40 9 40 9 40 9 33	50) (00) 54) 21)	1000 GFA 1000 GFA 1000 GFA 1000 GFA 1000 GFA	45.04 45.04 45.04 45.04 11.01	901 901 1,126 668 77	3.63 3.83 3.83 2.71 1.43	226	(82)
SCO Wingra GP-12 400 Wingra GP-19		TRO	11 95 B-H B-H 3 76 3 76 B-G B-G B-G	882 Force Improvement Ston 814 Special: Relatif Center (and Pocis) Myred Use Commercial Office Residents 814 Special: Relatif Contrastinal Impa) 710 General Office 931 Outsign Residanci	625 - 028 - 204 025 - 030 - 204	8,000	4.5 3.3 3.3 3.3 15.0	350 1000 GFA 26 1000 GFA 361 (20 1000 GFA 33 1000 GFA 78 1000 GFA	44.33 44.32 11.01 58,65	355 10-1 275 176 458	2.45 12 2.71 12 2.71 17 1.43 24 7.49 29	221 (03)	Properted	OP-12	TBO TBO	11.95 B-H B-H 3.78 B-G B-G B-G B-G	862 Home 814 Spec Wise 814 Spec 710 Garu 931 O.ad	e Improvement Stat uity Rebal Center (pmail shops) d Use Commercial-Othice-Residentia nally Rebal Center (pmail shops) mail Othice ty Residurant	0,25 - 0,36	8,000	33 33 33 33 33 33	26) 151 20 53	1000 GFA 1000 GFA 1000 GFA 1000 GFA 1000 GFA	29.80 44.32 44.32 11.01 89.95	2 384 355 1,093 275 176 468 175	2.45 19 2.71 2: 2.71 1 1.49 2: 7,43 3: 0.62 1:	227	(30)
500 Note: This papel 600 Magu 10P-13	(503) vas ekuirab	ed to accommo	8-G data Fashrona Road 2 i 3 2 i 3 B-H	220 181 - Story Descring Units ereal general Commercial 651 Commercial Walfield "Va Fuel"	205 - 806 259	28 \$ 1600 3,600	33	15 33(100) GFA	6.72 13724	2,504 2,804 2,854	0.62 10 155 1524 155	,3351 Um	No Chang sa Proposed			2.13 2.13 B-K	\$51 Con	gan Story D क्षेत्रेणु Unita murtiil revience Mahat Sto हैं को	0.05 + 0.08	3.50	3	12)	1000 GFA		753	57,41 16	(xei	(186)
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OP-7	Amend 3-4	1 1 2 2 2	250 B-G B-G B-G B-G B-G B-G	934 Coffee Shop or discretion 932 High-ham Rec Surfiel 514 Specially State Combine and thops 932 High-ham Rectanged 514 Specially Retail Content (annual shops 654 Decount Surema tel	l.	1,750 6,563 7,425 4,506 7,200	100 150 3.3 150 3.3	15 H000 GFA 56 H000 GFA 25 H000 GFA 58 H000 GFA 24 H000 GFA 88 H000 GFA		929 329 572 319	34 64 61 10 92 71 2,71 20 10.92 41 2,74 20 8 90 162			OP-7	1 1 1 2 2 2	7.50 A-G 8-G 8-G 8-G 8-G 8-B-G	932 High 814 Spec 932 High 814 Spec 870 Repl	ee Shop wild diverting Marin Restaurant daily Retail Center (small shops Hum Restaurant Speciatry Retail daily Retail Center (small shops lace Dispoint Grocery and Specially Retail		1,750 6,500 7,42 4,500 7,200	0 150 5 33 0 150 0 33	95 25 65 24	1000 GFA 1000 GFA 1000 GFA 1000 GFA 1000 GFA 1000 GFA	496.12 127.15 44.32 127.15 44.32 45.04	566 828 329 572 319	34.64 6 10.92 7 2.71 2 10.92 4 2.71 2 3.83 11	5	
100°(53°a) vestrant	Amend 4 Amend 3	2	8-H 8-H 154 8-G 8-G 8-23 5-20 8-H	650 Discout Supermy bill 614 Specially Reth Context (mail shops) 402 Parith Pines Chila - Esting 614 Specially Media Central Children 710 Specially Media Central Click Marel Use Commercial Street 614 Specially Media Centers	027 / 029 364	15 600 45,000 13,550 13,000	40 40 23 33	60 1000 GFA 180 1000 GFA 45 1000 GFA 33 1000 GFA	44 32 11 01	753 143 438	2.71 41 4.06 18: 2.71 37 1.49 19	45 8] No.	OP-8 Sara lovestiver Vesbri Hts 8,9		520 520 52 6H	432 Heal 854 <u>Repl</u> 814 July	Medium Format Retail State (Lookide 3) th Firmess Club - 2 storp be Seculary Retail with Discount Groups with Secured Floor Office with Junior 1874 of Use Commercial Williams string cluby Retail Center (small shops	97 (gger kved) 925 + 0.28	17 co 17 co 13 30 38 ¥ 31 50 8,00	55 33	94 4)	1000 GFA 1000 GFA 1000 GFA	32.93 55.82 11.01	1,452 1,546 143 451 268	4,05 15 8,90 15 2,71 3	Š. (8	
\$100 Tarabil Place \$00 U 10317-1			5.30 6.30 6.30 6.30 6.41	710 Securit Office 150 Washington Commercial 814 Specials Despit Carder from a shape 110 General Office 622 High-hom Recurates	020 - 036 - 24	15 000 30 000	33 02 31 33 150	20 1 300 GFA 50 1 300 GFA 10 1 300 GFA 10 1 300 GFA 17 1 300 GFA 75 1 300 GFA	4(32 3101	2,020 1,370 55	1,43 22 0,47 14 2,71 8 1,49 7 10,92 44	41 102	Propos 50	Nessati Pisca 96W 10317-1		85H 85H 530 85H 85H 85H 85H	710 Gen 150 Wan 551 Spec 814 Spec 710 Gen 932 High	eral Office shousing mental daily Retail Center (small shops eral Office scarn Restaurant	0.20 - 8.25	15 00 30 00	0 3.3 0 0.5 0 3.3 0 3.3	90 15 90	1000 GFA 1000 GFA 1000 GFA 1000 GFA 1000 GFA	44 32 11 01 527.15	2/130 1,330 55	1.43 2 9.47 1 1.49 2.71 8 1.49 10.92 5	3 47	1927
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lie tzel		CP OL 1 CP OL 2 CP OL 6	0.25 2.82 1.52 P-R 1,17 P-R 0.13 P-R	Private Open Stocke Environmental Condos Public Partiand Public Partiand Public Partiand Public Partiand Environmental Contidos										72°2zel	OP OL 1 OP OL 2 OP OL 6	0.25 1.52 P-R 1.17 0.13	Emil Publ Publ Publ	remental Comdos s Parkland s Parkland s Parkland s Parkland s Parkland										
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Summary COP Commercial Area Sheet Rights of V	try	Total	1.55 Acres 97.54 12.19 109.73	Hardrook Road	22	Total Projected Greek Floor Area 728 775 SP			Total Pro Average Daty (Rain 3	je tled Tra=c Trus) 95,103	Total Projected FM Feak Trips (Saw Total) Pt 2 875	2006 Stand Fa relaction Diograms 3,379 (50)		Summery COP Permanental An Street Rights of	1	97.54 12.13		trok Rosi	1	Total Proj Gress Floo 726 22	ected or Ango 15 SF			Avarage Dal	rojected ly Tradic or Torgal 35 458	Total Projects Fitt Peak Try (Raw Line 3 00	d 2006 is Ehard a) Protection 7 3 379	Note Difference (1972)
trafi (4) Resolution R-3	uscointes TIA and ni One, Paparei St is for Medium Force 34-87 Specified 7 ()	March 6, 2006 Projected try or of classification at Retail Store 20 SF of Secon	correspondence ps from the former pa on has both used to swhen use is unknown nd Floor Office Space	n.	Use Min. Large Format Ratial Wall Format Ratial Speedby Ratial & Dir Standal-One Ratia in Discount Super Harita Hasth Cult General Office Banks Credit Usin Arabics Sing Oweling Units	2 5 5 7 1 1 2 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4 1 4	GFA 254-552 65,000 212,425 10,800 16,000 45,000 75,500 5,500 45,000 75,500 45,000 75,500 45,000 75,500 45,000 75,500 45,000 75,500 45,000 75,5	319% 89% 221% 15% 22% 62% 104% 63%					1						Large Format II Med Format B Specialty Fetal Standardora Ri Osserut Style Heath Cub General Office Banks Orasis L Visanikoung Dreiling Units	etal lå Dorrg istouart maket	2 254-500 4 95 000 103 875 2 10 850 1 17,00 1 45 000 5 83 000 1 5 000 1 44 000 43 Gross Field A.	715,725	35.8% (3.4% 26.5% 4.5% 2.4% 6.3% 7.4% 0.8% 8.1%					